



Surveying
Engineering
Planning

Regulations and incentives that influence rural development

**Watershed Restoration and Enhancement Committee
WRIA 8 and 9**

January 28th, 2020

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Speaker profile

- Clay White, Director of Planning – LDC Inc.
- 20 years as a planner in Washington State
- 16 years working for local government
- Career focus on permitting, planning, policy, and leadership
- Significant work on watershed planning (WRIA 59, 54/55, 57)/water law
- Passionate about great planning!

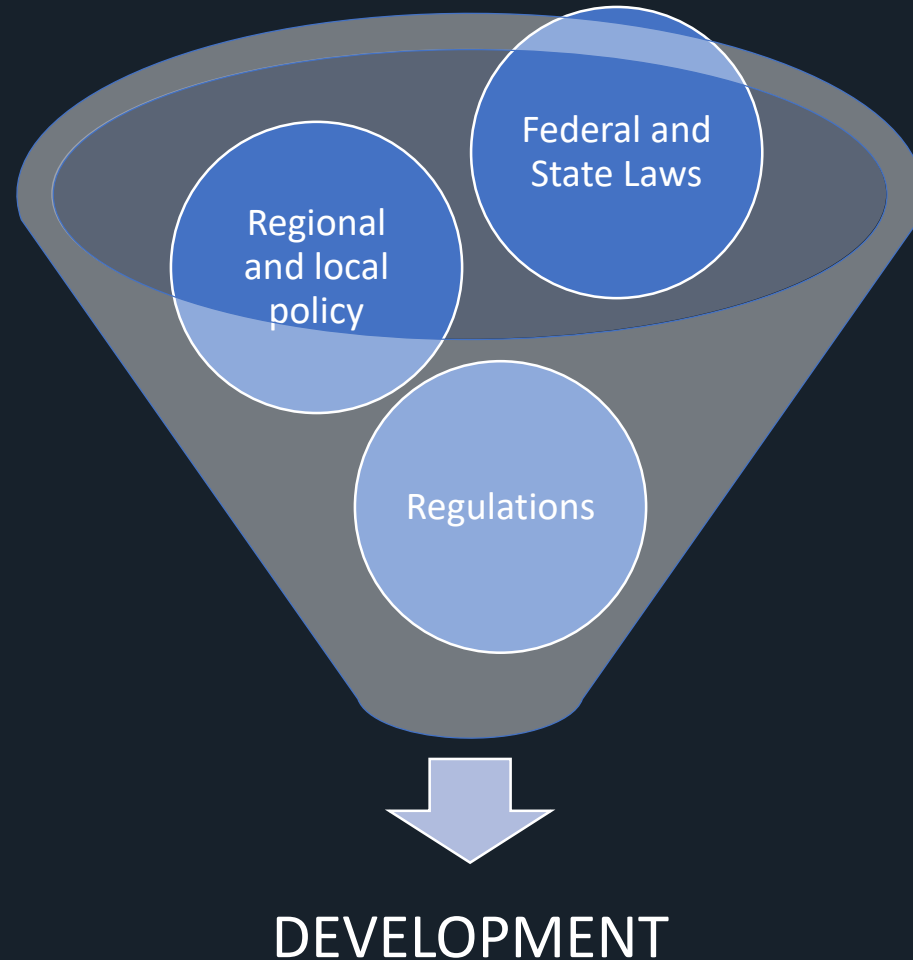
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Presentation focus

- Growth within rural and designated resources land areas
 - Connection to state law, local land use policies, and regulations
 - How permitting development in rural areas has changed
- Recommendations moving forward – time for action
 - Ways this group can have a strong voice

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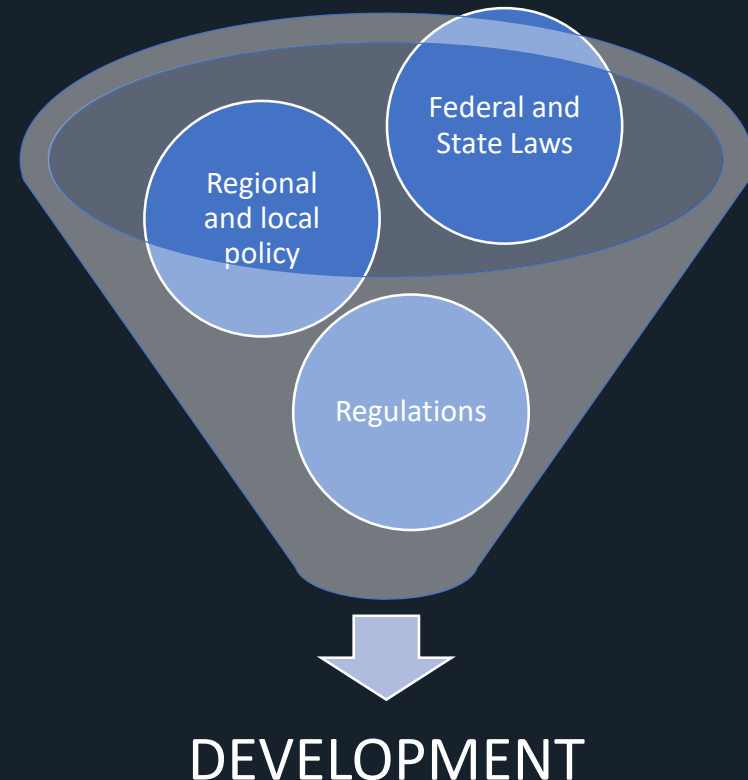
What guides where development takes place?



What are some of those state laws?

- RCW 58.17 - Plats – Subdivisions
- RCW 43.21C – SEPA
- RCW 90.03 Water Code
- RCW 19.27 State Building Codes
- RCW 90.82 – Watershed Planning
- RCW 90.58- Shoreline Management Act
- RCW 36.70A – Growth Management Act
- RCW 36.70B - Local Project Review Act
- Clean Water Act

- IT'S COMPLICATED!

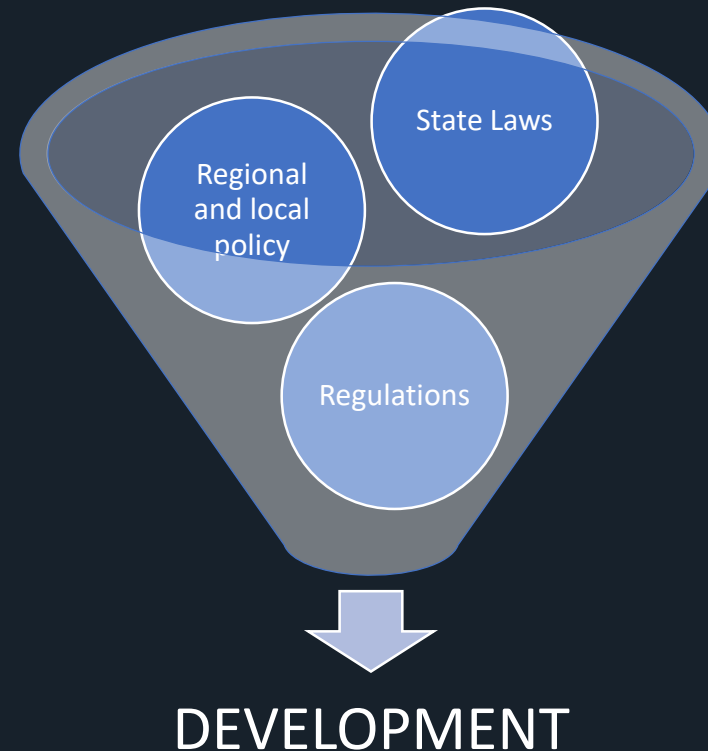


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Let's drill down on Growth Management

1990 - RCW 36.70A.010 - Legislative findings

“The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state...”

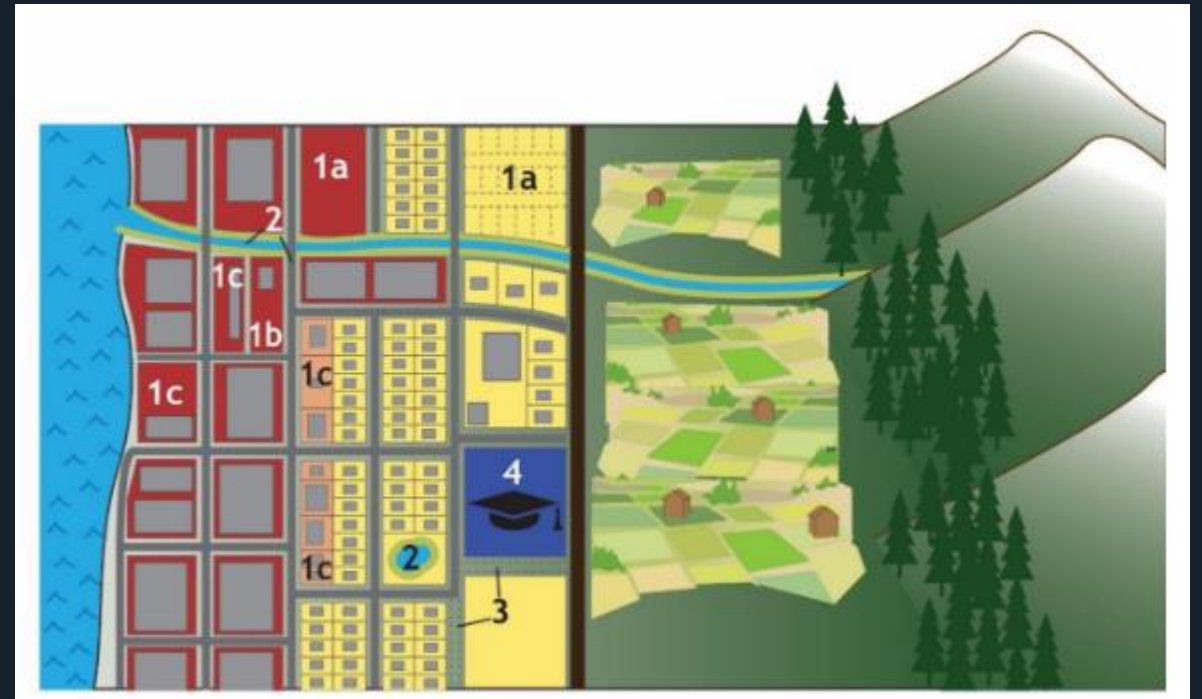


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Setting goals!

13 Planning goals – here are three

1. (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

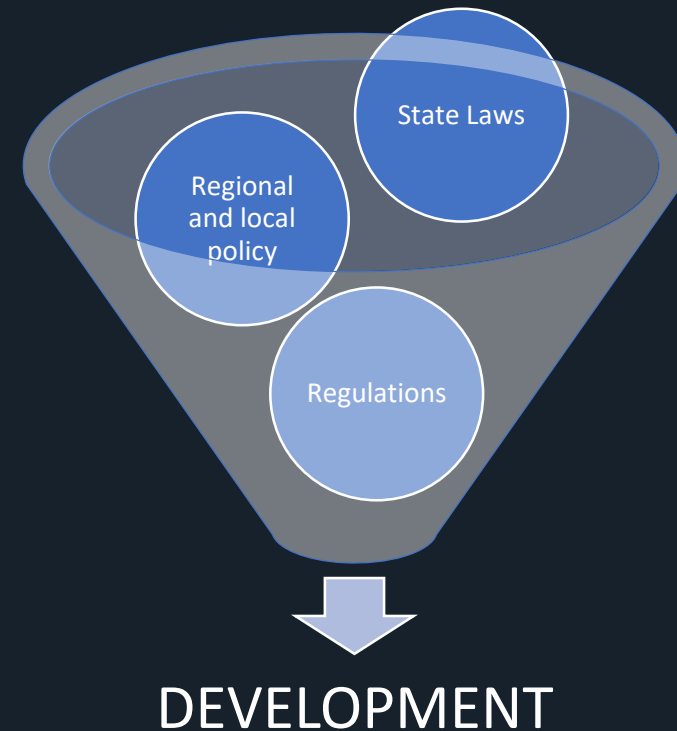


How do these findings become reality!?

The Growth Management Act requires (among other things):

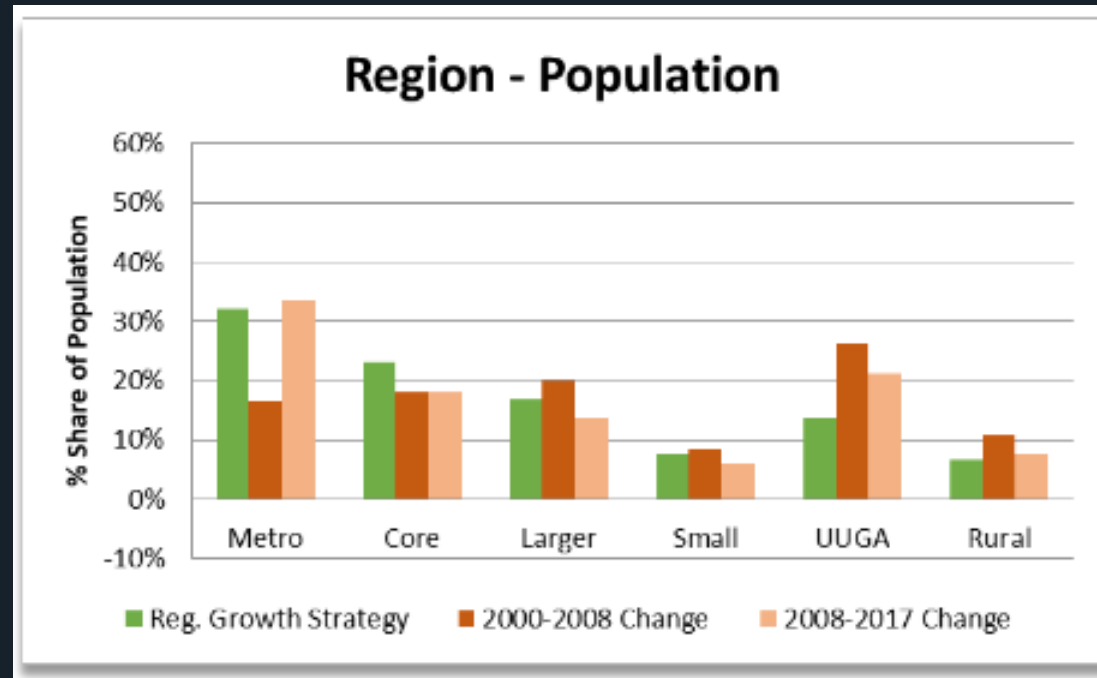
Regional and local policies/regulations that:

- Encourage and focus most growth in urban areas
- Protect agricultural/forest lands
- Protect critical areas/wildlife
- Ensure rural growth maintains rural character



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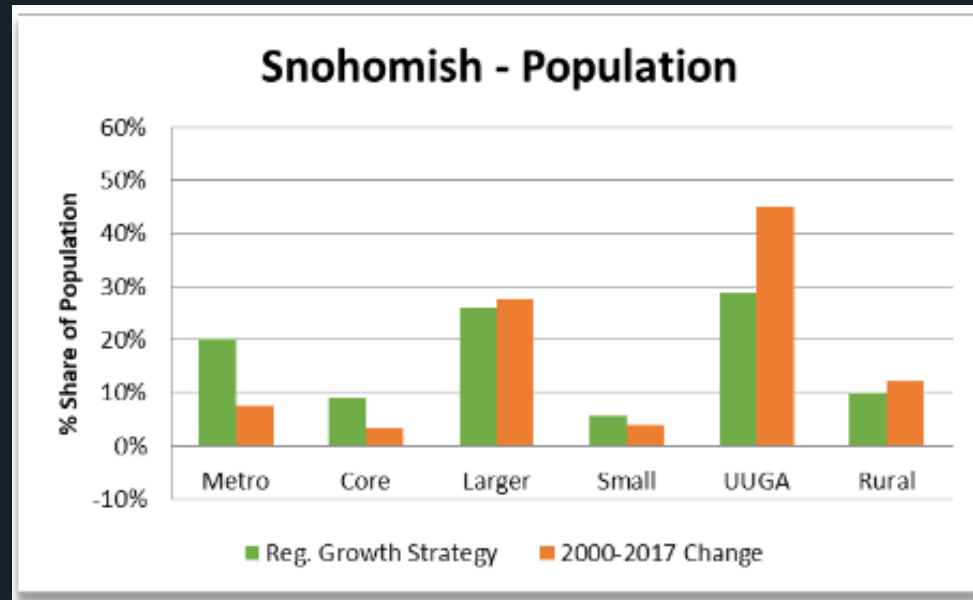
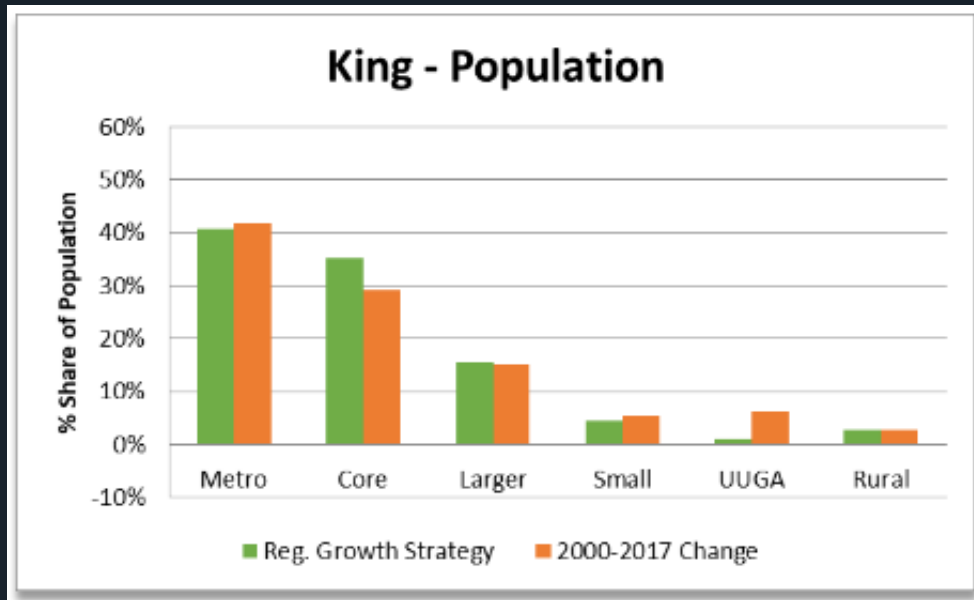
So how are we doing in our rural areas?



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So how are we doing in our rural areas?

- Trending in the right direction
- It takes time to change
 - Time to get projects to completion
 - Impact of great recession



What's changing? Case law and new requirements

- Codes have cut down on residential options over the years
 - Cluster densities
 - Achieved densities
 - Fully Contained Communities
 - Focus on reducing growth
- Uses limited in rural areas
- Increased regulations for rural development/difficult to pencil costs
 - Critical areas
 - Stormwater



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Regulations for rural development (today)

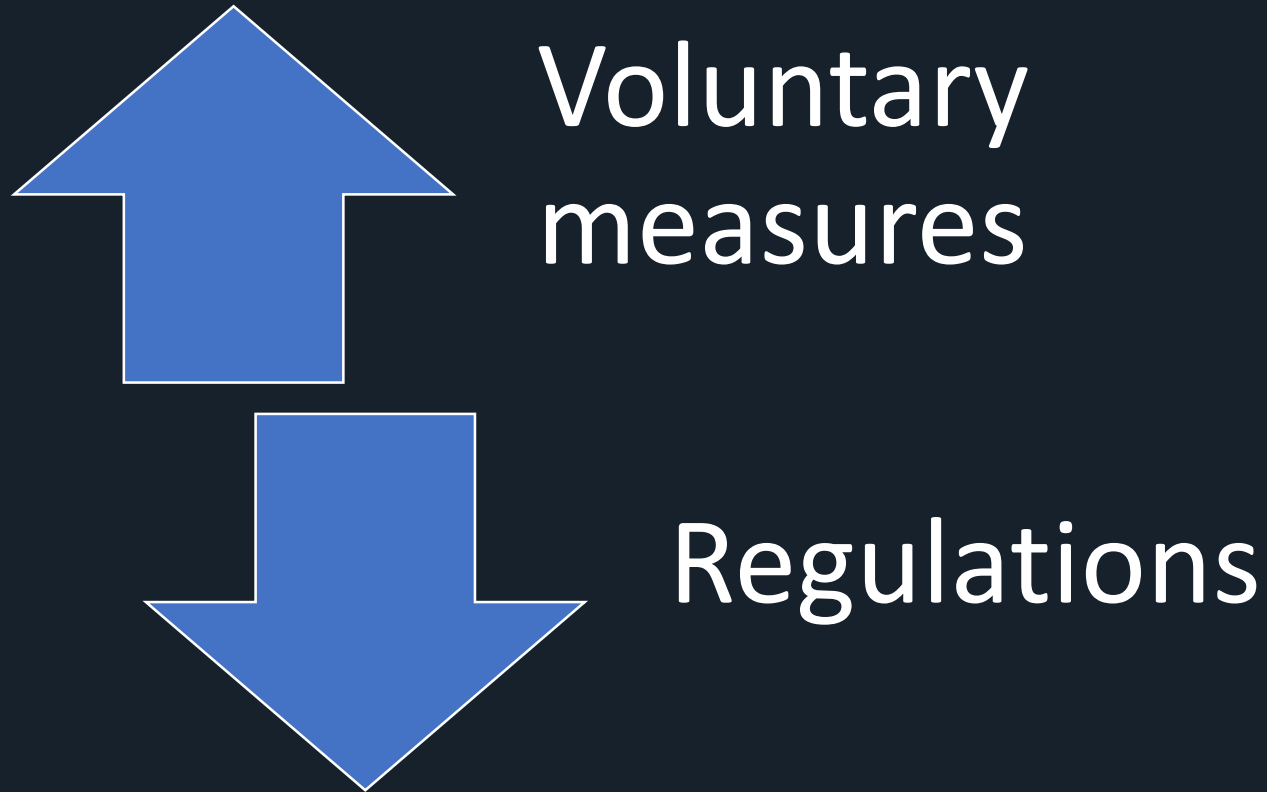
Four lot short plat (sample requirements)

- Short subdivision application
- Landscaping plan
- Traffic/Fire plan
- Road standards
- Stormwater plan (LID)
- Survey
- Geotech Report
- Civil engineering/construction plans
- Permit/impact fees
- Health District – septic
- Water
- Utilities



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How can this group make a positive impact



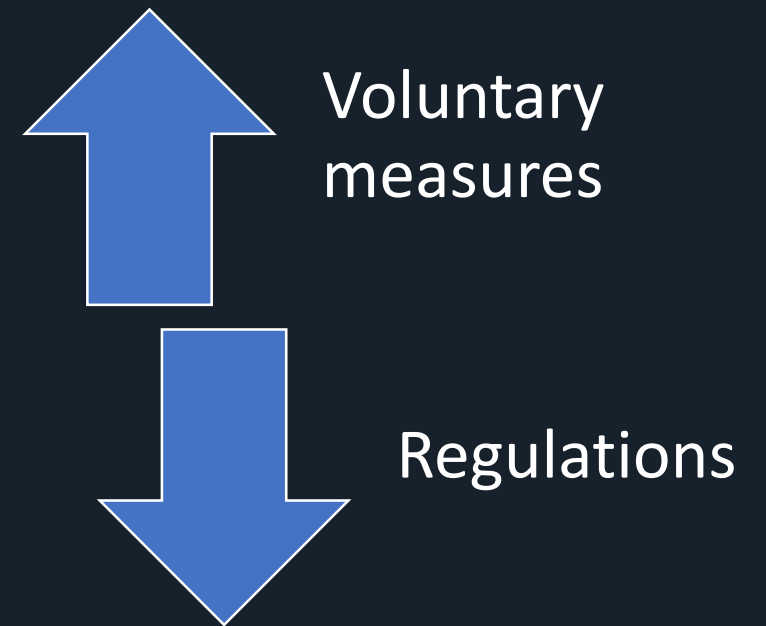
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Voluntary measures

Voluntary measures are non regulatory ideas that can be taken to help protect our watersheds!

Examples:

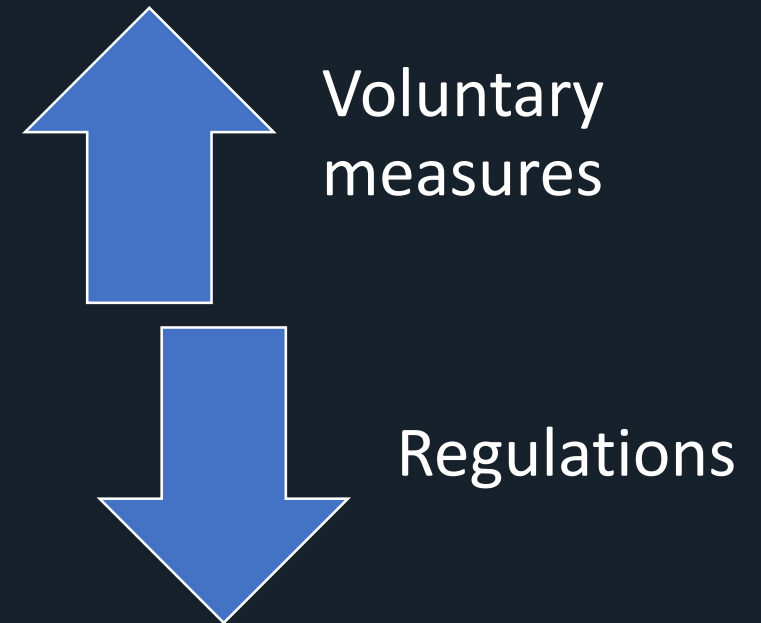
- Suggest working with Conservation Districts (or other groups) to educate rural landowners about the benefits and alternatives to using lawn fertilizers
- Partner with groups to help get needed resources for these actions– there are tons of groups out there!
- Educated and advocated for TDR and other programs that conserve rural areas
- Look for low-hanging fruit – it's there!



Regulations

Regulations would focus on new measures to limit or regulate growth further in rural areas or achieve a particular outcome. Items to think about:

- Important to understand the current regulatory framework.
- Would the measures you are considering managed through local regulations?
- Would the legislature or local government be receptive to new requirements?
- What outcome are you trying to achieve?
- Are there groups to partner with?



An aerial photograph of a city at dusk or dawn, with a large, snow-capped mountain in the background. The sky is a deep blue, and the city lights are visible in the foreground. The text "Thank you!" is overlaid in the center in a large, white, sans-serif font.

Thank you!